

MARTYN COX
— & COMPANY —



74 Langdale Gate, Witney – OX28 6EY

Welcome to 74 Langdale Gate...

Enviously located within the town, this 4 bedroom townhouse in the most popular Langdale Gate development offers flexible accommodation together with parking and garage. The property also benefits from having a conservatory and low maintenance terrace gardens to the rear. Private, quiet and convenient is the order of the day here.

Cosy sitting room with window to front aspect. Centrally featured gas fire with door leading to kitchen. Open kitchen with ample base and wall units extending through to the conservatory space. The conservatory is a bright addition to the house that adds a good flow from the kitchen/diner. Council Tax band: E £2,782.41 Tenure: Freehold EPC Energy Efficiency Rating: D

Council Tax band: E £2922.60

Tenure: Freehold

EPC Energy Efficiency Rating: D

Parking

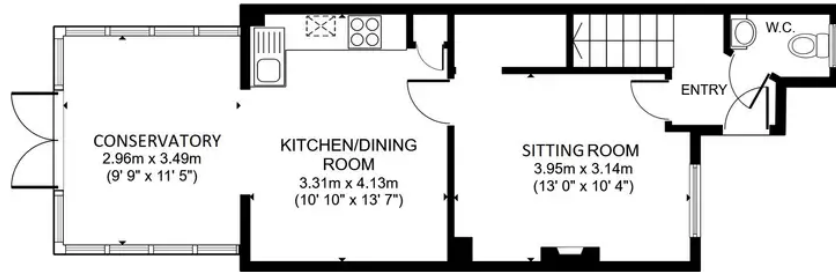
Central Location

Four Bedrooms

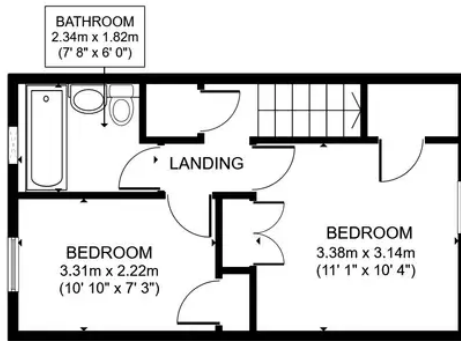
Three floors



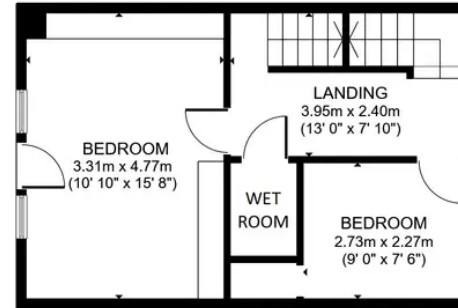




GROUND FLOOR



FLOOR 2



FLOOR 1

GROSS INTERNAL AREA
GROUND FLOOR 44.9 m² (483 sq.ft.) FLOOR 1 35.1 m² (378 sq.ft.) FLOOR 2 30.4 m² (328 sq.ft.)
TOTAL : 110.5 m² (1,189 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Martyn Cox & Company

Martyn Cox & Company, 6-8 Corn Street, Witney - OX28 6BL

01993 779020 • property@martyncox.com • www.martyncox.com/



Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only